

MINUTES
The Peninsula at Plum Creek HOA Board Meeting
February 20, 2002
Safeway Community Room

Members in Attendance: Pres. Greg Keefer, Vice Pres. Don Hanneman, Secretary Nani Lindig, Treasurer Ken St. John, Joe Wolf
Others in Attendance: John O'Conner, Sid Earley

Call to Order:

The meeting was called to order by Pres. Greg. Keefer at 7:00 p.m.

Website Finalization:

Sid Earley was present to discuss the finalization of ideas for the Home Owners Association Website.

- Board members did not feel it was necessary to have an email through the website for Board members. Board members can be contacted directly by phone, although it is preferred that John O'Connor be the first contact as stated on the website.
- The PDF format used to provide the CC&R's to Sid did not allow for scrolling.
- Ms. Lindig will continue to retype Exhibit C as a word document to allow for scrolling.
- The Board approved approximately \$150 for a local service to retype the CC&R's, Amendments and Addendum (3 separate documents – approx. 60 pages) to allow for scrolling. John O'Conner will have this done and download or provide a disk to Sid as soon as possible.
- Mr. Earley will note on the CC&R page whether the documents are in Word or PDF or other format for viewing.

Homeowners Forum

There were no homeowners present.

The minutes of the January meeting were approved for filing and for inclusion on the website.

Management Report

- As of 1/31/02 the total net operating revenue is \$3,856 with expenses \$1,710 resulting in an excess of revenue over operating expenses of \$2,146. The financial statements were approved for filing.
- The home at 1103 Foursome was sold at a public auction foreclosure for \$438,000 to the mortgage holder Bankers Trust.

Old Business - Homeowner Violations

Mr. O'Connor provided a laundry list of outstanding violations and open issues.

- Homeowners with issues outstanding requiring completion of landscaping, deck railing painting, ACC approved items not completed or in compliance, and other approvals are to receive a letter from the Board requiring all outstanding issues be completed by May 1, 2002.

- Decks built by D. R. Horton in 2001 that have not been painted by the builder in accordance with CC&R requirements (Exhibit C) are considered the responsibility of the homeowner. Letters will be sent to homeowners required a May 1 correction date.
- Considerable review was made to the ACC approved plans for a wall, landscaping and a gardening shed at 1547 Sand Wedge Way. It appears that a majority of the construction completed to date is not according to approved plans. The homeowner will be sent a letter and asked to appear before the Board at the March board meeting. A draft of the letter will be provided to Board members for review first.

New Business

- The Plum Creek Fairway 13, Filing #3 was reviewed by the Board. This filing, approved by the City of Castle Rock allows 151 townhomes and 243 condominiums to be built on the property bordered by Emerald Drive to the west, Plum Creek Parkway to the north, Plum Creek County Club 14th Fairway to the south.
- A complaint regarding possible church services being held during December at an address on Peninsula Drive has been tabled for the time being as this had not been an issue during the month of January. The Board will continue to monitor this situation.

The next Board meeting will be held on Wednesday, March 27. The date was changed to accommodate Pres. Keefer and Vice Pres. Hanneman who will be attending a convention out of town.

The meeting was adjourned at 8:05 p.m.

February 20, 2001

Architectural Review Committee

1538 Peninsula (Gereb) – A second request/amendment to construct a greenhouse on this property was denied by the board as the detached structure was deemed to be aesthetically unappealing to the community. The structure would have faced homes across the common area.

1435 Mulligan (Daddis) – A request will be made to the homeowner asking how his requested hot tub will be screened from neighbors.

The Committee determined that several hot tubs have been installed without prior ACC approval. Letters will be sent to these homeowners requiring a filing/approval as well as a request for screening.